

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 1-O-23-RZ      **Related File Number:** 1-E-23-PA  
**Application Filed:** 11/28/2022      **Date of Revision:**  
**Applicant:** DESHONDA & ANTONIO MITCHELL

## PROPERTY INFORMATION

**General Location:** Corner of Whittle Springs Rd & Money Pl  
**Other Parcel Info.:**  
**Tax ID Number:** 70 P K 020      **Jurisdiction:** City  
**Size of Tract:** 9383 square feet  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:**  
**Sector Plan:** East City      **Sector Plan Designation:** NC (Neighborhood Commercial)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 2337 MONEY PL  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-N (Neighborhood Commercial), IH (Infill Housing Overlay)  
**Former Zoning:**  
**Requested Zoning:** RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** NC (Neighborhood Commercial)  
**Requested Plan Category:** TDR (Traditional Neighborhood Residential)

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is more representative of the property's long-standing use as a single family residence, and it is a minor extension of this district from the west. The IH (Infill Housing Overlay) district is retained.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This area has added new sidewalk infrastructure to increase pedestrian connectivity from the neighborhood to institutions and commerce.
2. The subject property is part of the Edgewood Park Neighborhood and the proposed RN-2 (Single-Family Residential Neighborhood) zoning district is a minor extension of how the neighborhood is zoned.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-2 zoning district is intended for low density, single family residential development on relatively small lots. It is a recommended zone in the TDR (Traditional Neighborhood Residential) designation.
2. RN-2 is a more appropriate district for the subject property than C-N (Neighborhood Commercial). It has been occupied as a single family residence for many years, with architecture that matches the character of the surrounding neighborhood.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There are no adverse impacts anticipated with the proposed rezoning. RN-2 is consistent with the zoning and character of the Edgewood Park Neighborhood.
2. The subject property is part of the IH (Infill Housing Overlay) district. Any substantial changes to the existing building would be subject to review and approval by the Design Review Board to ensure it is compatible with surrounding architecture.
3. Downzoning from C-N to RN-2 does not necessarily mean the property and neighborhood would be deprived of service-oriented commerce. While all potential uses with a rezoning are considered, it is noteworthy that the applicant is requesting RN-2 zoning because it permits the use of a daycare home, whereas the more intensive C-N zoning does not.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed RN-2 zoning is consistent with the recommended TDR amendments to the East City Sector Plan and the One Year Plan.
2. The rezoning is not in conflict with the General Plan or any other adopted plans. As noted, the applicant's intent with the rezoning request is to permit a daycare home. This service on the subject property is supported by the General Plan's development policy to locate day care centers at the edges of neighborhoods and on arterial or collector streets (9.12).

Action: Approved

Meeting Date: 1/12/2023

**Details of Action:**

**Summary of Action:** Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is more representative of the property's long-standing use as a single family residence, and it is a minor extension of this district from the west. The IH (Infill Housing Overlay) district is retained.

**Date of Approval:** 1/12/2023

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:** ☐ **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 2/7/2023

**Date of Legislative Action, Second Reading:** 2/21/2023

**Ordinance Number:**

**Other Ordinance Number References:** O-41-2023

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**